Karen Johnson Davidson County
Batch# 316485 DEEDWARR
11/15/2019 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20191115-0118232

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023382**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$205,000.00. Affiant Subscribed and sworn to before me, this14th day of November, 2019. Notary Public My Commission Expires: 08/30/2021

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: Yamasa Co., Ltd PO Box 4090 Scottsdale, AZ 85261	Send Tax Bills To: **Yamasa Co., Ltd** **PO Box 4090** **Scottsdale, AZ 85261**	Tax Information: Tax Parcel ID No. 150-02-0-420.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Angela Johnson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yamasa Co., Ltd, a Japanese Corporation,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section Three, Harbor Landing of record in Plat Book 6900, Page 348, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela Johnson by Special Warranty deed from US Bank National Association, as Trustee for JP Morgan Mortgage Acquisition Trust 2006-CWI of record in Instrument No. 20090512-0043506 Register's Office for Davidson County, Tennessee, dated March 20, 2009 and recorded on May 12, 2009.

Aundra Johnson joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 150-02-0-420.00.

Matters shown on the Plan of record in Plat Book 6900, page 348, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6319, page 65, said Register's Office.

Right-of-Way Easement of record in Book 2242, page 235, said Register's Office.

This is improved property located at 3001 High Rigger Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2019.

Angela Johnson

Aundra Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Angela Johnson and Aundra Johnson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2019.

Notary Public

My Commission Expires: 11/6/21

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021

True Copy Certification

I, Julie Dyess, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Julie Dyess

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Meaghan G. Spruill, a notary public for this county and state, Julie Dyess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: ~~8/11/2020~~ 8/30/2021

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER